

July 30, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT FOR CONVEYANCE OF REAL PROPERTY
TO THE CITY OF ROSEMEAD
(FIRST) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make a finding that the County real property at the Rosemead Civic Center as legally described in Exhibit A is not required for an immediate or foreseeable County need.
2. Make a finding that the conveyance of the County real property at the Rosemead Civic Center is exempt under California Environmental Quality Act (CEQA).
3. Approve the conveyance of property to the City of Rosemead (City) which will facilitate construction of an addition to its existing City Hall; transfer to the City the responsibility for the operation, maintenance and repair of County property and fixtures in the Rosemead Civic Center; provide for the transfer of \$422,100 in HOME Investment Partnership Funds to the Los Angeles County Community Development Commission for Countywide affordable housing; merge and consolidate the Joint Agreement for Library-Civic Center Parking approved by the Board on September 25, 1975; and require the City to complete capital improvements to their Garvey Avenue Bridge that will improve access and enhance amenities to the County's Rio Hondo Channel Trail Project.
4. Instruct the Chief Administrative Officer (CAO) to execute the attached Agreement for Conveyance of Real Property and quitclaim deed, both of which have been approved as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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The purpose of this action is to convey to the City a 40-foot wide strip of County surplus land comprising of approximately 8,120 square feet along Valley Boulevard on the east side of the County Public Library property. The property is currently underutilized and is not required for an immediate or foreseeable County need. Conveyance of the property will allow the City to construct a much needed addition to the City Hall thus improving the delivery of various municipal services to the public.

The Agreement will also merge and consolidate a long-standing Joint Agreement for Library-Civic Center Parking Facilities by transferring responsibility to the City for the operation, maintenance and repair of an existing water fountain and war memorial on County property. This parking agreement will remain in effect until such time that the property is no longer used by the City as a Civic Center. The Agreement also requires the City to execute a Partnership Agreement with the Los Angeles County Community Development Commission (CDC) to transfer \$422,100 in HOME Investment Partnership (HOME) funds from the City to the CDC for the development of Countywide affordable housing. Finally, the City has agreed to complete certain improvements in connection with the replacement of the Garvey Avenue Bridge that will improve access and enhance amenities to the County's Rio Hondo Channel Trail Project.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County Strategic Plan directs that we manage effectively the resources that we have (Goal 4, Strategy 1) and invest in public infrastructure in order to strengthen the County's fiscal capacity. The transfer of surplus County real property to a public agency to improve public facilities is consistent with the Strategic Asset Management Goals.

FISCAL IMPACT/FINANCING

The County's CDC will receive \$422,100 in Federal HOME funds that will be used for the development of Countywide affordable housing pursuant to an agreement authorized by your Board on June 25, 2002. Additionally, the City will assume all costs associated with the operation, maintenance and repair of the existing war memorial and water fountain on County property thus resulting in some savings to the County on an ongoing basis. The

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improvements to the Garvey Avenue bridge that will facilitate access to and enhance amenities of the proposed Rio Hondo Channel Trail Project thus reducing the capital costs for this County project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Conveyance Agreement will merge and consolidate an existing Joint Agreement for Library-Civic Center parking that would otherwise expire on September 24, 2005.

The value of the surplus County land has been estimated at \$203,000 by a General Certified Appraiser employed by the CAO. The conveyance of this property to the City is authorized by California Government Code Section 25365, and notification of your Board's intended action has been published in compliance with Section 6061.

A reversionary clause in favor of the County will be included in the quitclaim deed requiring that the property be developed and used for public purposes related to the Civic Center, and that it be equally open and available to both City and County residents. A stipulation in the Conveyance Agreement also requires the City to commence construction of the facility within two years or the County at its option may terminate the agreement and reconvey all its rights, title and interest in the property.

County Counsel has approved all documents as to form and has verified the County's title as to a saleable interest.

ENVIRONMENTAL DOCUMENTATION

Conveyance of the real property is categorically exempt under Class 12 of the State's CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. The City is responsible for

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complying with any CEQA requirements in connection with the build-out of the City Hall addition and completion of any improvements to the Garvey Avenue Bridge.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on County services since the Agreement provides for continued public parking for patrons of the Rosemead library. The proposed development of the conveyed property will provide a public benefit with the expansion of the existing City Hall to provide more convenience for the public visiting that facility.

CONCLUSION

The Executive Office/Board of Supervisors is requested to return to the CAO, Real Estate Division, Property Management Section, 222 South Hill Street, 3rd Floor, Los Angeles, California, one stamped copy of this adopted Board letter, a copy of the published Notice of Intention, and the original agreement to be executed by the Chief Administrative Officer upon execution by the Rosemead City Council and approval by your Board.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:CB:pb

Attachments (3)

c: County Counsel
Assessor
Auditor-Controller
City of Rosemead